

MINUTES OF THE CITY COMMISSION WORKSHOP
OCTOBER 4, 2004

The City of Leesburg held a City Commission Workshop on Monday, October 4, 2004 at 5:00 p.m. to discuss the proposed Library design. Mayor Pro-tem Lewis Puckett called the meeting to order at 5:08 p.m. with the following members present:

Commissioner Ben Perry
Commissioner Bob Lovell
Mayor Pro-tem Lewis Puckett

Commissioner John Christian was not present. Mayor Knowles was detained. City Clerk Betty Richardson was away on vacation. Also present were City Manager (CM) Ron Stock, City Attorney (CA) Fred Morrison, Deputy City Clerk (DCC) Diane Gibson Smith, the news media, and others.

DISCUSSION ON THE LIBRARY DESIGN

CM Stock stated this meeting is to look at the proposed design for the library and then to have the three interest groups present further recommendations. Many of the recommendations have been implemented into the design. The process of working with the Leesburg Partnership, Friends of the Library, and Historic Preservation Board has been positive. The blueprints need to be finalized and then the project will be put out to bid sometime in October.

Ward Friszolowski, Harvard Jolly Clees Toppe Architects, P.A. AIA, presented a short slide show of where the Library design had started and the current design. He reviewed the changes made from earlier versions. Mr. Friszolowski stated guidelines set by the Historic Preservation Ordinance were used.

Mayor David Knowles arrived at 5:15 p.m.

Mr. Friszolowski stated the Historic Preservation Board made comments on the proposed plan but was pleased overall with the rendering. The Board requested changes be made to the windows, awnings, and landscaping. Most of the changes have been implemented. A few of the changes were not implemented due to cost issues. Staff suggested moving the stairs back from the front. This opens the Café up to Main Street. The next step is to move ahead with civil and structural engineering, electrical, etc. Will be ready to go out to bid in just a few weeks.

CM Stock stated the Friends of the Library asked for a total of 5 changes.

1. Increase the meeting room size from 200 to 300 seats. This was not possible.
2. Addition of a Florida room. Included due to Friends of Library fund raising efforts. They raised \$360,000.
3. Increase in the square footage in a number of areas. Included due to Friends of the Library fund raising efforts.
4. Study rooms to be enlarged. The City was able to enlarge them slightly.

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5. Build the outdoor stage/amphitheater. CM Stock stated this is not part of the project at this time. Staff will continue to work with the Friends of the Library on fund raising to accomplish this.

CM Stock stated the Leesburg Partnership has requested approximately 15 modifications including:

1. More brick on the structure - not included due to budget constraints.
2. Flat roof system - included.
3. Copper roof system – can be looked into.
4. Awnings -included.
5. Awnings banded – included.
6. Secure awnings with chains - not included as Historical Preservation requested steel.
7. Transom windows - not included due to maintenance and roof design problems.
8. Sidewalk level window bases – included.
9. Brass or wood window trim - included.
10. Modify storm water runoff – included.
11. Decorative light poles – included.
12. Colored concrete - included.
13. Use of Karolin music in tower - has merit, but not funded.
14. Something large hung in tower - has merit.
15. Tie-in design elements to the parking structure - included.

CM Stock stated the Historic Preservation proposed the following items:

1. Red brick. This was not done as the proposed design follows what was done on the Police Department.
2. More room on front for landscaping. Were not able to do this as the building was already moved back.
3. Steel rods on awnings, not chains. This was done.
4. Connect to Rails to Trails system. This is not included as part of this plan now but will be reviewed for the future.
5. First floor windows not going down to the ground. Also recommended by the Leesburg Partnership. This was included.

Ward Friszolowski stated the awnings need to be steel due to code and the storm water retention is still being reviewed in terms of cost and maintenance. The current proposed design is similar to the first design presented.

Commissioner Perry questioned if the budget was adequate. Mr. Friszolowski stated the budget was okay right now. Many contractors will be involved in the bidding process. Some items, such as the copper roof, can be bid out as alternate items.

Commissioner Lovell questioned what the other alternatives for roofing would be. Mr. Friszolowski stated the alternatives are steel, aluminum, or galvalume. Copper is nicer aesthetically and will last longer. Galvalume is inexpensive. Pricing depends on the market.

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John Brandeburg, chairman of the Leesburg Partnership Committee, stated the Partnership Committee focused on the exterior of the building. The Library is an important building in an important part of town. It needs to be a design standard for future buildings.

Leesburg Partnership Committee member Robert Johnson gave a presentation on the design changes proposed by the Leesburg Partnership Committee. A copy of the presentation is attached. He noted the building does not appear to have balance. The priorities for the Leesburg Partnership Committee are the architecture design to balance the building, aesthetic elements, and finish building material.

There were no members of the Historic Preservation Board or Friends of the Library available to speak. The general public had no comments.

CM Stock stated the roof has been modified to not be flat across the stucco sections. The difference in texture does lend itself to interest just as it does on the Police Department building. The Library is being designed to give growth potential. The eastern wall of the building was left blank on purpose. The proposal to make the wall more attractive is something that should be considered; perhaps with faux windows, murals, or awnings.

Commissioner Lovell stated the presentation by the Leesburg Partnership Committee was very revealing about the types of building designs in Leesburg. He stated he agreed with the changes the Leesburg Partnership proposed and questioned the costs involved.

Commissioner Perry stated the design is 3 weeks from being complete. He questioned if some of the items being requested can be looked into later. Ward Friszolowski stated the design is too far along to change some things such as moving walls. Some things such as tall arched windows are not structurally possible due to the heights of the ceilings. There are also aesthetic issues with arched windows. They will take away from the design of the main entrance. The east wall can be reviewed.

CM Stock stated if square windows are too plain and faux arch windows take away from the sight line of major elements, there is a possibility of using Treadway Industries to add some design over the windows. They were utilized on the Police Building.

Mayor Knowles stated he has concerns over too many arches over the windows. He also does not want to sacrifice the brick on the exterior of the building.

Joe Shipes, executive director of the Leesburg Partnership, stated he is concerned the building is too modern. He noted City Hall is a traditional design. He said some of the concern is that the proposed building is not traditional and thus will not stand the test of time. CM Stock stated some elements along the roof lines similar to that done at the Police Department should be added and will help the design.

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The consensus is for the eastern wall, the sight line of the windows, and a possible cornice on the roof line to be reviewed.

The meeting adjourned at 6:14 p.m.

Mayor

Attest:

City Clerk

Diane Gibson Smith
Recorder

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